

***BIC Regular
Meeting of
April 17, 2024***

Agenda Item 4b

Major Projects Report Summary (03/01/2024 – 03/31/2024)

Major Projects (\geq \$5 million) that were completed, filed, or issued in March 2024.

There was a **15.1% decrease (-\$18.2 million)** in total Construction Valuation compared to February 2024.

There was an **88.8% decrease (-221)** in Net Unitsⁱ compared to February 2024.

Percent change in construction valuation and net units, between February 2024 and March 2024:

Category	Total Construction Valuation	Net Units
Completed permits	-47.5%	-88.8%
Filed permits	97.6%	NA
Issued permits	85.7%	NA

CATEGORY	SUMMARY, February (02/01/2024 – 02/29/2024)			SUMMARY, March (03/01/2024 – 03/31/2024)			Comparison	
	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)		Net Units	Construction Valuation (\$ Millions)	Net Units
COMPLETED	\$91.4	76.1%	249	\$48.0	47.1%	28	-\$43.4	-221
FILED	\$5.8	4.8%	0	\$11.4	11.2%	0	\$5.6	0
ISSUED	\$22.9	19.1%	0	\$42.5	41.7%	0	\$19.6	0
TOTAL	\$120.1	100.0%	249	\$101.9	100.0%	28	-\$18.2	-221
Change by Percentage							↓15.1%	↓88.8%

ⁱ The number of net units is the difference between the existing number of units and the proposed number of units listed on the permit.

**MAJOR PROJECTS
(03/01/2024 - 03/31/2024)**

Application #	Address	File Date	Issue Date	Complete Date	Status Code	Project Description	# Net Units	# of Stories	Construction Valuation (\$ Millions)	Priority/Premium	Proposed Use	Contact Name/Phone #
201712277456	2525 VAN NESS AV	27-Dec-17	4-Feb-20	18-Mar-24	COMPLETE	TO ERECT 7 STORIES 1 BASEMENT TYPE I-B 28 UNITS RESIDENTIAL WITH RETAIL & PARKING. (R-2 M U) ** MAHER: N/A **	28	7	\$18.0		APARTMENTS	PATRICK WHOOLEY 4155596680 AMPLEX ELECTRICAL INC 5 BROOKSIDE CT NOVATO CA 94945-0000
202111082012	48 STOCKTON ST	8-Nov-21	14-Jul-22	15-Mar-24	COMPLETE	CHANGE OF USE RETAIL TO OFFICE (37 402 SF). NEW OFFICE ENTRANCE AND SERVICE ENTRY. NEW ELEVATORS ELEVATOR LOBBIES AND BASEMENT LEVEL BICYCLE COMMUTER FACILITY. REPLACEMENT OF EXISTING MEP SYSTEMS SCREENING AND NEW ROOF SYSTEM. SELECTIVE INTERIOR DEMOLITION TO ACCOMODATE NEW USE.	0	7	\$15.8		OFFICE	JEFFREY SCOTT VAN DE WYNGAERDE 4152850500 PLANT CONSTRUCTION CO LP 300 NEWHALL ST SAN FRANCISCO CA 94124
202211216981	600 BATTERY ST	21-Nov-22	24-Apr-23	11-Mar-24	COMPLETE	PRIORITY PROCESS AB-004: TENANT IMPROVEMENT: DEMO OF NON-STRUCTURAL INTERIOR PARTITIONS FINISHES & ASSOCIATED MEP. ADDITION OF NEW NON-STRUCTURAL INTERIOR PARTITIONS FINISHES & ASSOCIATED MEP. UPGRADE EXISTING RESTROOMS TO COMPLY WITH NEW OCCUPANCY/PLUMBING CALCS.	0	2	\$14.3	Y	OFFICE	MIKE SCRIBNER 4158175100 BCCI CONSTRUCTION COMPANY 1160 BATTERY ST SAN FRANCISCO CA 94111-0000

MAJOR PROJECTS (03/01/2024 - 03/31/2024)

Application #	Address	File Date	Issue Date	Complete Date	Status Code	Project Description	# Net Units	# of Stories	Construction Valuation (\$ Millions)	Priority/Premium	Proposed Use	Contact Name/Phone #
202403137744	1 WARRIORS WY	27-Mar-24			FILED, New	TENANT IMPROVEMENT OF (E) SPACE TO (N) SPORTS BAR & SUPPORTING BACK OF HOUSE SPACES. SCOPE INCLUDES NON-LOAD BEARING PARTITIONS CEILING MILLWORK FINISHES LIGHTING MECHANICAL ELETRICAL AUDIOVISUAL AND PLUMBING	0	8	\$11.4		FOOD/BEVERAGE HNDLNG	(blank)
202212239075	1490 MASON ST	23-Dec-22	28-Mar-24		ISSUED, New	PRIORITY PROCESS PER AB004: CHINATOWN PUBLIC HEALTH CTR RENOVATION OF EXTERIOR/INTERIOR/BROADWAY TUNNEL BELOW CLINIC IMPROVEMENT. SOME SITE RENO PROPOSED TO IMPROVE ACCESSIBILITY ALONG MASON ST ENTRY & PEDESTRIAN ACCESS FOR BROADWAY TUNNEL. INCL STORAGE OCUPANCY (S-2)	0	4	\$42.5	Y	CLINICS-MEDIC/DENTAL	(blank)
Total Construction Valuation Major Projects (≥\$5m) completed in March 2024, filed, and issued							\$101.9 million	vs. February 2024			-\$18.2 million	↓ 15.1%
Total Units Major Projects (≥\$5m) completed in March 2024, filed, and issued							28	vs. February 2024			-221	↓ 88.8%

Major Projects Report

Building Inspection Commission, April 17, 2024

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 3/1/2024-3/31/2024

FILED*

Count – 1

Valuation - \$11.4M

Net Housing Units – 0



- 1 Warriors Wy.
- Commercial tenant improvement
- \$11.4M

*Application received for and passed completeness check in the reference month

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 3/1/2024-3/31/2024

ISSUED

Count – 1

Valuation - \$42.5M

Net Housing Units – 0



- 1490 Mason St.
- Chinatown Public Health Center Renovation
- \$42.5M

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 3/1/2024-3/31/2024

COMPLETED

Count – 3

Valuation - \$48M

Net Housing Units – 28



- 2525 Van Ness St.
- New 7-story residential building with 28 units
- \$18M



- 48 Stockton St.
- Change of use from retail to office with interior and exterior renovation
- \$15.8M



THANK YOU